LOT 25 UNIT 1 CARTER ACRES S/D
ORB 471-243 & LADY BIRD DEED 12

SANDERS JOHN D/SANDERS IDA F
264 NW NATASHA GLEN
LAKE CITY, FL 32055

2026

02-3S-16-01910-026

BUILDING CHARACTERISTICS

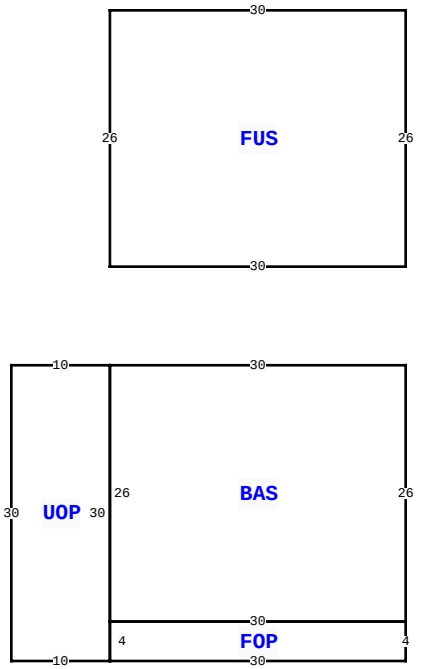
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 50
Exterior Wall	08	WD OR PLY 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	47,912
FOP	120	30		36	2,211
FUS	780	100		780	47,912
UOP	300	20		60	3,686
TOTALS	1,980			1,656	101,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	84.3780	94.50	156,492	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1560 HX Base Yr



264 NW NATASHA GLN, LAKE CITY

BLD DATE		LGL DATE	05/19/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		101,720
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		70,040
TOTAL MARKET VALUE		172,260
SOH/AGL Deduction		93,572
ASSESSED VALUE		78,688
TOTAL EXEMPTION VALUE	HX HB SX	78,688
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		172,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,780

PRCL:0:1: 911 ADDRESS CHANGE ONLY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1230/0420	2/22/2012	LE	U	I	14	100
GRANTOR: JOHN D SANDERS (RESER						
GRANTEE: IDA F SANDERS (WIFE						
0471/0243	7/01/1981	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= W10 S30 E10 N30$ S26 FOP= S4 E30 N4 W30$ E30 N26$ PTR= N10 FUS= W30 N26 E30 S26$ S10$.

LAND DESCRIPTION

TOTAL OB/XF 500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		CHI	0.00	0.00	8.24	AC		1.00	1.00	1.00	8,500.00	8,500.00	70,040							

REVIEW DATE 05/04/2023 BY JB Total Acres: 8.24 Total Land Value: 70,040 Market: 0 Agricultural: 0 Common: 70,040 PRINTED 06/23/2026 BY SYS